

SHARED OWNERSHIP OPTION AVAILABLE

£360,000

12 Gleneagles Road

Botley, SO32 2SJ

PROPERTY SUMMARY

SHARED OWNERSHIP OPTION AVAILABLE. We are delighted to offer for sale this spacious modern three bedroom semi-detached house situated in the cul-de-sac location of Gleneagles Road, Botley. The property comprises entrance hallway, WC, living room and kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor. Benefits include allocated parking for two vehicles, an approx. 32' rear garden, gas central heating and double glazing. An internal viewing is highly recommended and can be arranged by contacting Jeffries & Dibbens (Fareham).





HALLWAY 17' 6" x 7' 11" (5.33m x 2.41m)

LIVING ROOM 17' 6" x 9' 4" (5.33m x 2.84m)

WC 5' 9" x 4' 9" (1.75m x 1.45m)

KITCHEN/DINER 17' 6" x 10' 1" (5.33m x 3.07m)

LANDING 14' 5" x 6' 11" (4.39m x 2.11m)

BEDROOM ONE 11' 8" x 10' 7" (3.56m x 3.23m)

BEDROOM TWO 17' 6" x 8' 3" (5.33m x 2.51m)

BEDROOM THREE 10' 6" x 7' 9" (3.2m x 2.36m)

BATHROOM 7' 0" x 6' 6" (2.13m x 1.98m)

REAR GARDEN 32' 9" x 32' 9" (10m x 10m)

PARKING Allocated parking spaces for two vehicles.

SHARED OWNERSHIP OPTION

This property is also being offered on a SHARED OWNERSHIP basis and is available on a 40% share at £144,000 with a full market value of £360,000. Monthly rent based on a 40% share is approx. £554.75 with a monthly service charge of £9.64.

Remaining Lease Term: 121 years

LOCAL AUTHORITY
Eastleigh Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

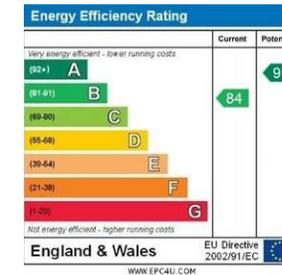
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1001sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

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